

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) L E A S E

This Lease and Agreement entered into this 28th day of August, 1958 by and between Oscar Thomas Gibbs, Jr. hereinafter referred to as Lessor, and Lake Ellis, hereinafter referred to as Lessee,

W I T N E S S E T H

The Lessor does hereby lease unto the Lessee, for the term and rental and upon the conditions all as hereinafter set forth, the following described premises:

"That certain building situate on the western side of White Horse Road on property known as a portion of Lot No. 2 of property of Irene D. Ducker, according to plat of Dalton & Neves dated October 1957, which said building has a frontage of approximately 30 feet and a depth of approximately 50 feet, together with the right to the exclusive use for purposes of parking, ingress and egress of that portion of the lot owned by the Lessor immediately in front of said building and lying between said building and the White Horse Road, and together with the further right to the use of that lot lying to the rear of the buildings owned by the Lessor on said Ducker lot, such use to be in common with other tenants of the Lessor."

T E R M

This lease shall run for a period of five (5) years commencing on the 1st day of October, 1958 and ending on the 1st day of October, 1963, both dates inclusive.

R E N T A L

In consideration of this lease the Lessee covenants to pay to the Lessor as rental the sum of Seven Thousand Two Hundred (\$7,200.00) Dollars, which sum shall be payable as follows: One Hundred (\$100.00) Dollars shall be due and payable on the 1st day of October 1958, and thereafter One Hundred (\$100.00) Dollars shall be due and payable on the 1st day of each succeeding month up to and including the 1st day of Sept., 1959; and thereafter the amount of One Hundred Twenty Five (\$125.00) Dollars shall be due and payable on the 1st day of October, 1959 and on the 1st day of each succeeding month until the end of the lease period.

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